

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

February 21, 2013



RP12-32: proposed Replat of Lots 14 – 19 in Block 1 of Wilson Heights Addition

SIZE AND LOCATION: 1.72 acres of land adjoining the southwest side of the 3100 block of East Villa Maria Road between Wilson Street and Freeman Avenue

EXISTING LAND USE: RV Park and single-family residence

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Ben Rutland

AGENT: Kerr Surveying, LLC

STAFF CONTACT: Randy Haynes, Project Planner



BACKGROUND AND RECOMMENDATION:

The applicant/property owner is proposing to replat six existing lots in Block 1 of the Wilson Heights Addition into two new lots proposed to be 1.28 acres and 0.44 acres in size, respectively. The intent of the replat is to reconfigure lot lines so that an existing RV Park a single-family residence can each be located on individual lots.

The Site Development Review Committee and staff recommend **approving** this proposed replat as it conforms to all requirements of applicable codes and ordinances.